

# STATE OF NEBRASKA

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**Dave Heineman**  
*Governor*



**STATE FIRE MARSHAL**  
**Dennis Hohbein**  
*Fire Marshal*

## REQUIREMENTS FOR BED AND BREAKFAST FACILITIES

### Life Safety Codes

All bed and breakfast facilities renting two or more rooms, up to 16 people must comply with Chapter 26 "Lodging and Rooming Houses" of the *Life Safety Code*, 2000 edition. If more than 16 people can be accommodated, the facility is considered a hotel. Hotel requirements are not included in this memo.

Bed and Breakfast facilities having only one room available for rent (up to three people) shall comply with the requirements of a single family home. Requirements for a single family home are not included in this memo.

All newly constructed Bed and Breakfast facilities or any building that changes use of the building to a Bed and Breakfast facility must be sprinkler protected throughout or provide a door directly to the exterior from each sleeping room. This requirement does not apply to previously approved facilities, or to a facility having only one room available for rent.

Each sleeping room and living area shall have access to a primary means of escape such as an enclosed stairway or an exterior door directly to the outside from each sleeping room.

A second means of escape shall also be provided. This must be one or more of the following:

1. An approved exterior stair or fire escape.
2. A door or stair independent (separated) from the primary means of escape.
3. An outside window having at least 5.7 square feet of clear opening that is no more than 44 inches above the floor and:
  - a. The window is within 20 feet of grade; or
  - b. The window is accessible to fire department rescue apparatus; or
  - c. The window opens onto an exterior balcony.
4. The entire building is fire sprinkler protected in accordance with NFPA 13D.

All interior stairways shall be enclosed with 30 minute fire rated construction from the top of the stair to the exterior of the building unless the home is sprinkler protected or the stair does not open onto the street floor.

The minimum door width is 28 inches; 24 inches for a bathroom.

(07-06)

□ **MAIN OFFICE**  
□ **DISTRICT A**  
246 South 14<sup>th</sup> Street  
Lincoln, NE 68508-1804  
(402) 471- 2027

□ **DISTRICT B**  
438 West Market  
Albion, NE 68620-1241  
(402)-395-2164

□ **DISTRICT C**  
200 South Silber  
North Platte, NE 69101-3200  
(308) 535-8181

□ **FLAMMABLE LIQUID  
STORAGE TANK DIVISION**  
246 South 14<sup>th</sup> Street  
Lincoln, NE 68508-1804  
(402) 471-9465

□ **TRAINING DIVISION**  
2410 North Wheeler Avenue  
Suite 112  
Grand Island, NE 68801-2358  
(308) 385-6892

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All sleeping rooms shall be separated from escape route corridors by smoke resistant construction with no louvers, transoms or transfer grilles allowed. Doors shall be self-closing unless the home is sprinkler protected.

A fire alarm system connecting one manual pull station per floor and smoke detection outside the sleeping rooms and on each level of the home as well as within each sleeping room is required. The house electrical service must power the detectors. Existing battery powered smoke detectors may be continued in use if records of testing, maintenance and battery replacement programs are provided. Manual pull stations are not required in sprinkled homes.

## ACCESSIBILITY REQUIREMENTS

No portion of a Bed and Breakfast home is required to meet state accessibility regulations if there are no alterations made to the home. An alteration is defined as a change to a building that could affect the usability of the building. Alterations include remodeling, renovation, historic restoration or rearrangement of the structure or floor plan. Normal maintenance such as reproofing, painting, wallpapering or electrical and mechanical systems changes do not constitute an alteration.

In addition, any new or existing building used as a Bed and Breakfast that rents five or fewer rooms and is occupied by the proprietor of the establishment as the residence of the proprietor is exempt from state accessibility requirements.

Any Bed and Breakfast not meeting one of these exemptions must be accessible. The Authority Having Jurisdiction will determine exact accessibility requirements. (State Fire Marshal's Office or the local building official). At a minimum, parking, 50% of the entrances, all required exits, all common use spaces such as dining rooms and restrooms, and at least one sleeping room for the first 25 rooms available must be accessible. Accommodations for hearing impaired renters must also be provided. This includes visual alarms for the fire alarm and volume variable telephones.

## NEW CONSTRUCTION AND REMODELING

Plans for new buildings, additions or remodeling of Bed and Breakfast facilities shall be submitted to the State Fire Marshal's Office for review and approval prior to any construction. Applications for plan submittal can be obtained at [www.sfm.ne.gov](http://www.sfm.ne.gov) or by calling the Main Office or District A, B or C offices listed below.

(07-06)

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|---|--|--|---|---|
| <input type="checkbox"/> <b>MAIN OFFICE</b> | <input type="checkbox"/> <b>DISTRICT B</b> | <input type="checkbox"/> <b>DISTRICT C</b> | <input type="checkbox"/> <b>FLAMMABLE LIQUID</b>      | <input type="checkbox"/> <b>TRAINING DIVISION</b> |
| <input type="checkbox"/> <b>DISTRICT A</b>  |  |  | <input type="checkbox"/> <b>STORAGE TANK DIVISION</b> |   |
| 246 South 14 <sup>th</sup> Street           | 438 West Market                            | 200 South Silber                           | 246 South 14 <sup>th</sup> Street                     | 2410 North Wheeler Avenue                         |
| Lincoln, NE 69508-1804                      | Albion, NE 68620-1241                      | North Platte, NE 69101-3200                | Lincoln, NE 68508-1804                                | Suite 112   |
| (402) 471- 2027                             | (402)-395-2164                             | (308) 535-8181                             | (402) 471-9465  | Grand Island, NE 68801-2358                       |
|   |  |  |   | (308) 385-6892                                    |

